

19.03.03: PRELIMINARY PLAN REQUIREMENTS

Any preliminary plan shall include the following:

- A. A map showing the general location of the property proposed to be subdivided which clearly shows the property boundary and its relation to surrounding development including property lines, roads, utilities, if any are present in the vicinity, and water courses with tributary drainage areas;
- B. Contours from available data;
- C. Sewer and water systems proposed with points of connection to existing service if public, and, if not, accompanied by reports by qualified engineers indicating from available information, the suitability of soils to accommodate private disposal systems, the probability of success of wells for water supply, and any significant problems of long term supply, pollution or maintenance problems of such wells or systems;
- D. A narrative describing the nature of the intended development, its total area, its integrations into surrounding development and its impact on the community;
- E. In the case of a mountain subdivision, a preliminary grading plan and definition of the amount and location of forest cover may be required;
- F. Vicinity sketch;
- G. Names of the Subdivision, Developer, Owner's Engineer and names and addresses of all adjacent land owners;
- H. Date, northpoint and scale. The required scale shall be determined by the City Engineer;
- I. Location, width and purpose of all easements;
- J. Location and dimension of land to be dedicated or reserved for parks, open space or other public use;
- K. Lot number and block number clearly identifying each parcel of land and the dimensions of all lots;
- L. Building line location shall be shown along each street;
- M. Any portion of the land in or adjacent to the subdivision subject to periodic inundation by storm drainage, overflow or ponding shall be clearly shown and identified on the plan;
- N. A street plan containing the following information:
 - 1. Location of all proposed streets within the subdivision and location of existing or proposed streets adjacent to the subdivision;
 - 2. Widths of existing and proposed rights-of-way;
 - 3. Clear identification of location and width of rights-of-way of any street adopted as part of the major Street Plan;

4. Street names which have been approved by the planning commission;
 5. Topography at five (5) foot contour intervals unless a closer contour interval is required by the City Engineer;
 6. Plan and profile of all streets;
 7. Location of all required sidewalks and crosswalks; and
 8. Curve data for the centerline of each street.
- O. A storm drainage plan containing the following information:
1. Location of proposed drainage ways, streams and ponds in the subdivision;
 2. Location, size and invert elevations of proposed drainage structures including culverts, bridges, pipes, drop inlets and top elevations of headwalls, etcetera;
 3. Area of land contributing runoff to each drainage structure;
 4. Location of easements and rights-of-way for drainage ways and maintenance of access thereof;
 5. Typical cross sections of each drainage way; and
 6. Direction of water flow throughout subdivision.
- P. A sanitary sewer plan containing the following information:
1. Location and size of all existing and proposed sewers in the subdivision and location of all tie points and sewer laterals of the subdivision;
 2. Direction of flow of each sewer line;
 3. Location of each manhole and other sewerage system appurtenances including lift stations, treatment plants; and
 4. Plan and profile of sewage system;
- Q. Q. The water distribution plan shall contain the location and size of the water distribution system including pipes, valves, fittings, hydrants high pressure pumping equipment and other equipment; and
- R. A gas, electric and telephone distribution plan containing the following information:
1. Location of all poles or subsurface facilities as necessary to serve each lot or parcel of land within the subdivision and where necessary to abutting property; and
 2. Required easements, including anchor easements for guy wires.